

- 76-unit EarthCraft Certified LIHTC development
- 100% affordable workforce housing at the Virginia Beach oceanfront
- Community features Class-A amenities in a workforce housing development:
 - Controlled access
 - Resident clubroom with activities
 - On-site fitness center
 - Bicycle storage
 - Chef's kitchen with dishwasher
 - Large bathroom with double sinks
 - Balcony in every unit – some with views of the oceanfront

SEASIDE HARBOR

509 18th Street
Virginia Beach VA 23451
www.SeasideHarborVB.com

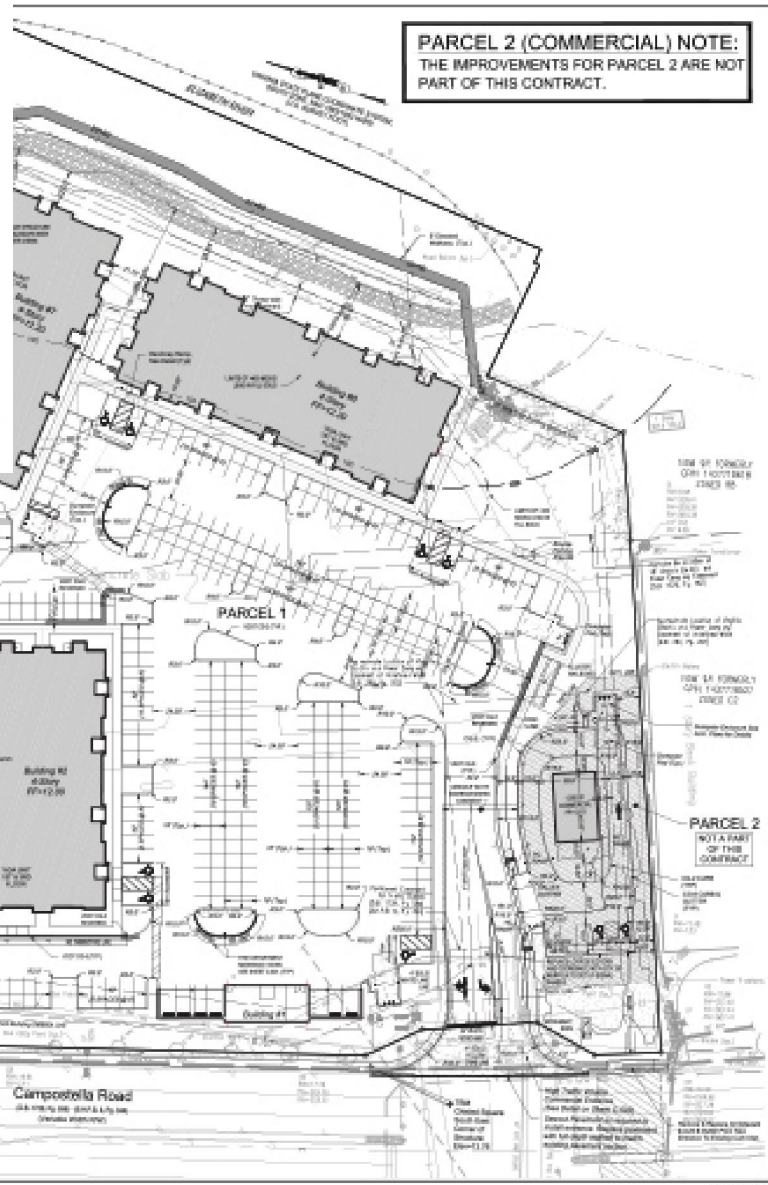
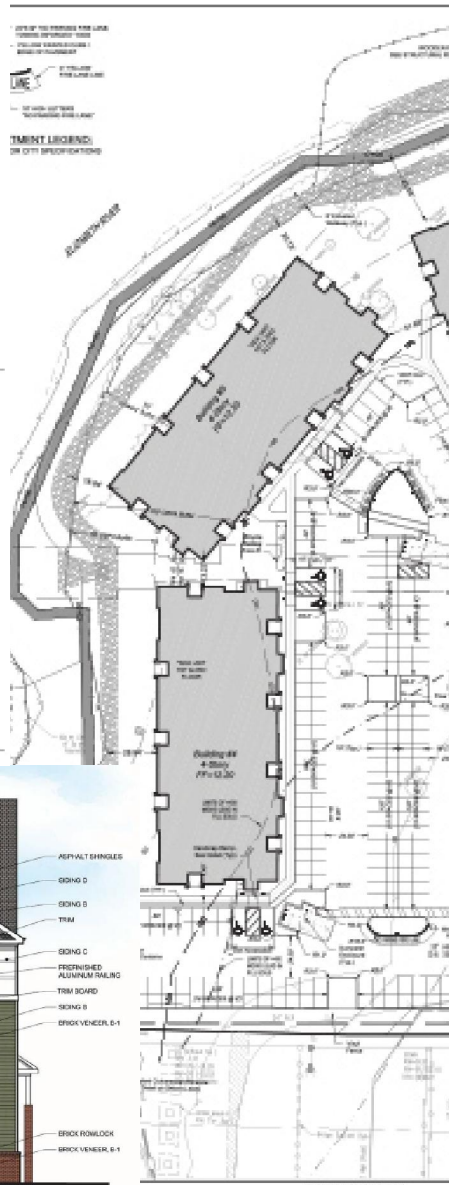
Completed 2018

- 25% of units serving residents at or below 40% AMI (19 UNITS)
- 75% of units serving residents at or below 60% AMI (57 UNITS)
- 25% of units meet UFAS permanently accessible unit requirements (19 UNITS)
- 15% of units reserved for individuals with developmental disabilities (11 UNITS)
- Developed in partnership with nonprofit Samaritan House
- On-site DD services provided by Hope House

Located just three blocks from the ocean in the Virginia Beach ViBe District, Seaside Harbor Apartments provides affordable workforce housing in the Virginia Beach oceanfront resort area. Nearby attractions include the Virginia Beach boardwalk, restaurants and shops, the Virginia Aquarium & Marine Science Center, numerous parks and other outdoor and beachfront activities.

To build Seaside Harbor, Lawson purchased an aging 39-unit affordable housing apartment community at market price and partnered with the nonprofit seller, Samaritan House as co-developer and co-partner. The partnership provides ongoing income opportunities for Samaritan House to provide emergency and permanent housing, support, and outreach to victims of domestic violence, human trafficking, and homelessness.



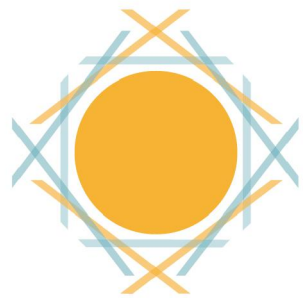


THE RETREAT AT HARBOR POINTE
380 CAMPBELL ROAD
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LAYOUT PLAN

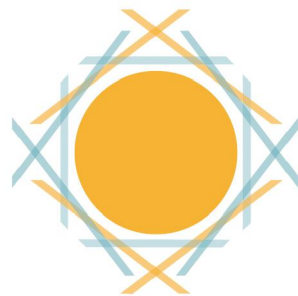
SHEET C-105



THE
RETREAT
AT HARBOR POINTE



- 246-unit EarthCraft Certified LIHTC development
- Community features Class-A amenities in an affordable housing development:
 - Elevators in all buildings
 - Resort-style pool looking out on the river
 - Elevated waterfront walking path
 - Resident clubhouse with kitchen
 - Handicap accessible play area
 - On-site fitness center
 - Indoor and outdoor bicycle storage
 - Granite countertops in all units
 - Energy-efficient appliances and water-conserving fixtures
 - Views of the Elizabeth River and downtown Norfolk skyline from some apartments



THE
RETREAT
AT HARBOR POINTE

360 Harbor Pointe Court
Norfolk VA 23523

www.TheRetreatNorfolk.com

Scheduled Completion 2020

- 100% affordable housing on Norfolk's historic Elizabeth River waterfront
- Currently qualifying households at or below 50% and 60% AMI (will use average income set-aside to serve families earning up to 80% AMI in the future)
- 13 units meet UFAS permanently accessible unit requirements
- 50 units set aside for PBV voucher holders

The Retreat at Harbor Pointe Apartments span six acres of Elizabeth River waterfront adjacent to Norfolk's Campostella Bridge. This is true waterfront living, a luxury rarely afforded to families living in income-restricted communities. The Retreat provides residents with unimpeded access to the river via an elevated walking path that the City of Norfolk plans to connect to the existing Elizabeth River Trail. A retail development will be added to the site in the future.

The site was long neglected prior to Lawson's acquisition of the property and required extensive improvements. Lawson installed pile foundations, 800 wick drains, and six to ten feet of fill to make the site buildable and raise the property out of the 100-year flood plain. Twenty-eight oyster castles were installed to help naturally cleanse the river and the landscape plan includes native salt-tolerant plants and trees to provide habitat and prevent erosion.

